

## Avila Valley Advisory Council

San Luis Obispo County, California

P.O. Box 65

Avila Beach, CA 93424 [www.avac-avila.org](http://www.avac-avila.org)

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April 26, 2016

James Caruso, Senior Planner  
SLO Department of Planning & Building ([jcaruso@co.slo.ca.us](mailto:jcaruso@co.slo.ca.us))

SUBJECT: PROJECT AT SAN ANTONIA & FIRST STREETS APN 076 222 005 006

Dear Mr. James Caruso

Following reviews by the Avila Beach Committee, AVAC has these comments:

### VISUAL

- A First Street photo-simulation was not provided for evaluating setback consistency with adjacent development, as required by the Specific Plan, D.2.
- All or a portion of three of the four project buildings contains four levels and each unit, other than the studio, has a roof deck.
- Viewed from Front Street the roof deck walls are imposing, particularly those not setback from the level beneath (Sheet A-12). Note: The Specific Plan makes no provision for roof decks.
- Two roof colors instead of one would reduce the bulk appearance (Sheet A-20).

### FUNCTIONALITY

- Four vehicles exiting the two garages off San Antonio must back into the far traffic lane to drive toward First Street and avoid Front Street congestion. This could be tricky on weekends when traffic is heavy.
- Due to driveways, steep, uneven and unsafe sidewalks, such as on First Street downhill from the project site, are a concern, particularly on San Antonio (Sheet A-16).
- Four trash receptacles are shown within an enclosure on Parcel 4 (Sheet A-5). Adequate driveway width for truck maneuvering appears unlikely. Therefore, verification of servicing capability seems necessary.
- Are street landscaping and sidewalk locations on San Antonio consistent with Public Works requirements (Sheet A23)?

### PARKING SPACES

- Three additional spaces are needed. Because of the serious parking shortage in Avila and exacerbated congestion from parking searches, AVAC supports one parking space, usable, per sleeping room.
- Except for the studio, units contain two bedrooms. Two garage spaces are provided for each two-bedroom unit and no space is provided for the studio.
- The required two guest spaces are adjacent to the studio unit and, presumably, one space would be used for the studio and be unavailable for guests.
- Two of the garages contain tandem spaces and, because tandem spaces are difficult to use, one

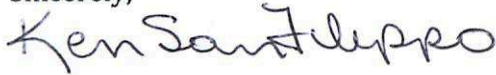
space in each of the two garages is unlikely to be used.

- Multi-family housing is required by the Ordinance to have a minimum of 1.5 spaces for a two-bedroom unit, based on assumption of communally shared parking.

This is not the case with the proposed private garages. While tandem spaces are allowed by the Ordinance, in practice they are impractical.

The number of project units and/or unit sizes could be overly ambitious given remaining concerns.

Sincerely,



Ken San Filippo, Chair

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